

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority adopted and filed in the Suffolk County Registry of Deeds, Book 7600, page 3, an Order of Taking dated October 25, 1961, concerning and describing the Government Center Urban Renewal Area, all of the findings and determinations set forth therein incorporated herein by reference and made a part hereof; and

WHEREAS, the Boston Redevelopment Authority adopted and filed in the Suffolk County Registry of Deeds, Book 7929, page 440, an Order of Taking dated February 4, 1965, concerning and describing the Downtown Waterfront Faneuil Hall Urban Renewal Area, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof; and

WHEREAS, the Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said areas, as required by General Laws.

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of the Housing Authority Law and all other authority thereunto enabling, and pursuant to the applicable provisions of General Laws (Ter. Ed.) Chapter 79, and of any and every power and authority to it, granted or implied hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described including all parcels of land therein,  
/ together with any and all easements and rights appurtenant hereto, including the trees, buildings, and other structures standing upon or affixed thereto, and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby provided such fee is a part of said property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto, being bounded and described in ANNEX A attached hereto and made a part hereof as though incorporated herein in full and being shown on a plan entitled, "Plan of Land Showing Area to be Acquired, Boston, Mass., dated October 13, 1970, as revised to May 11, 1973, and drawn by Harry R. Feldman, Inc., Engineers & Surveyors, 112 Shawmut Avenue, Boston, Massachusetts," a copy of which is to be recorded herewith.



AND FURTHER ORDERED that in accordance with the provisions of the General Laws, awards are made by the BOSTON REDEVELOPMENT AUTHORITY for damages sustained by the owner or owners and all other persons including all mortgagees of record having any and all interest in each parcel described in "Annex A" and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in "Annex B" which Annex B is not to be recorded in the Registry of Deeds with this Order of Taking.

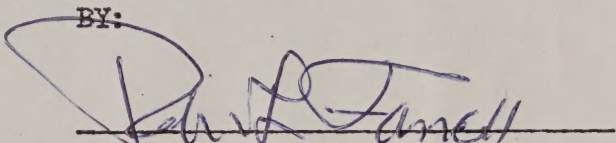
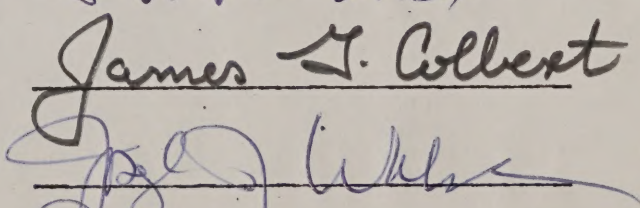
AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the Office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

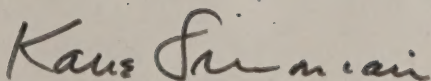
DATED: FEB 14 1974

BOSTON REDEVELOPMENT AUTHORITY

BY:

  
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James L. Colbert  
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Paul J. Burns  
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James K. Flaherty  
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ATTEST:

  
\_\_\_\_\_  
Secretary of the Boston Redevelopment Authority



ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

GOVERNMENT CENTER PROJECT AREA

AND

DOWNTOWN WATERFRONT-FANEUIL HALL PROJECT AREA

TAKING AREA DESCRIPTION

CORN CT. PUBLIC

A certain parcel of land situated in Boston, Massachusetts, and shown as "Corn Ct. (Public)" on a plan entitled, "Plan of Land Showing Areas to be Acquired, Boston, Massachusetts" drawn by Harry R. Feldman, Inc. and dated October 13, 1970 as revised to May 11, 1973, bounded and described as follows:

Beginning at the intersection of Faneuil Hall Square and Corn Ct. Public and running N82-08-40E by said Faneuil Hall Square a distance of 17.96 feet to an angle; thence turning and running S11-14-27E by land now or formerly of the Boston Redevelopment Authority ("BRA") a distance of 36.84 feet to an angle; thence turning and running S12-32-01W a distance of 16.96 feet by land shown on the Plan as Corn Ct. (Private) to an angle; thence turning and running S9-22-30E by land now or formerly of Bertram A. Druker, Trustee of Fifty State Street Trust ("Trustee") a distance of 36.29 feet to an angle; thence continuing by said land of said Trustee S09-44-38E a distance of 70.52 feet to an angle; thence turning and running S80-15-22W by said land of said Trustee a distance of 6.03 feet to an angle; thence turning and running N07-32-55W by land of said Trustee a distance of 11.67 feet to an angle; thence turning and running S86-21-41W by said land of said Trustee a distance of 5.5 feet to an angle; thence turning and running N09-03-00W by land of said Trustee a distance of 49.67 feet to an angle; thence continuing along said land of said Trustee N13-13-40W a distance of 20.98 feet to an angle; thence



turning and running S81-04-48W by said land of said Trustee a distance of 2.26 feet to an angle; thence turning and running N09-13-05W by said land of said Trustee a distance of 58.99 feet to an angle; thence continuing by said land of said Trustee N06-02-02W a distance of 18.10 feet to the point of beginning.

Meaning and intending to include the entire area from time to time known as Corn Ct. Public, however bounded and described.

CORN CT. PRIVATE

A certain parcel of land situated in Boston, Massachusetts, and shown as Corn Ct. (Private) on the aforementioned Plan, bounded and described as follows:

Beginning at the intersection of Merchants Row and Corn Ct. Private and running S23-16-57E by said Merchants Row a distance of 17.50 feet to an angle; thence turning and running S83-31-29W by land now or formerly of Nathan R. Miller Properties, Ltd. - 5th ("Miller") a distance of 73.22 feet to an angle; thence turning and running by said land of Miller N06-57-30W a distance of 8.50 feet to an angle; thence turning and running S88-41-40W by said land of Miller a distance of 29.85 feet to an angle; thence turning and running N09-59-13W by land of said Trustee a distance of 9.37 feet to an angle; thence turning and running N87-47-12E by land of said Trustee a distance of 22.24 feet to an angle; thence turning and running N39-03-09W by said land of said Trustee a distance of 45.36 feet to an angle; thence turning and running S79-48-08W by said land of said Trustee a distance of 31.44 feet to an angle; thence turning and running N12-32-01E by Corn Ct. Public shown on said Plan 16.96 feet to an angle; thence turning and running S89-19-03E by land now or formerly of BRA 54.93 feet to an angle; thence turning and running S10-43-40E by land now or formerly of Charles G. Crones a distance of 22.62 feet to an angle; thence turning and running S09-35-31E by land of said Trustee a distance of 17.40 feet to an angle; thence turning and



running on a curved line having a radius of 20.78 feet by land of said Trustee a distance of 23.98 feet to an angle; thence turning and running N83-25-31E by land of said Trustee a distance of 47.04 feet to a point; thence turning and running by a curved line having a radius of 4.80 feet by land of said Trustee a distance of 6.16 feet to the point of beginning.

Said Parcel is hereby acquired subject to the existing rights of others, if any, to maintain repair and replace all existing utilities and other encroachments, including foundation, lying within 2.6 feet of the Northerly and Northeasterly side of the property now known as 84 State Street and subject also to the existing rights, if any, of the owner of the parcel at the Southwest intersection of Merchants Row and Faneuil Hall Square to use for the emergency access and egress of pedestrians the fire door now exiting onto Corn Ct. Private.

Meaning and intending to include the entire area from time to time known as Corn Ct. Private, however bounded and described.

#### CHANGE AVENUE

A certain parcel of land situated in Boston, Massachusetts, and shown as Change Ave. (Public) on said Plan, bounded and described as follows:

Beginning at the intersection of State Street and Change Ave. and running S78-45-36W by said State Street a distance of 6.92 feet to an angle; thence turning and running by land of said Trustee N07-51-00W a distance of 17.88 feet to an angle; thence continuing by said land of said Trustee N08-02-40W a distance of 118.80 feet to an angle; thence continuing by land of said Trustee N09-01-20W a distance of 97.00 feet to an angle; thence turning and running N09-07-08E by land of said Trustee a distance of 15.37 feet to an angle; thence turning and running N05-28-00W by land of said Trustee a distance of 8.61 feet to an angle, thence turning and running S89-56-20E by Faneuil Hall Square a distance of 6.00 feet to an angle; thence turning and running S04-53-22E by land of said Trustee a



distance of 19.48 feet to an angle; thence continuing S06-58-40E by land of said Trustee a distance of 84.54 feet to an angle; thence continuing S09-48-42E by land of said Trustee a distance of 21.43 feet to an angle; thence continuing S07-13-25E by land of said Trustee a distance of 70.19 feet to an angle; thence turning and running S82-37-18W by land of said Trustee a distance of 0.16 feet to an angle; thence turning and running S07-24-45E by land of said Trustee a distance of 22.06 feet to an angle; thence continuing S09-37-10E by land of said Trustee 38.10 feet to the point of beginning.

Meaning and intending to include the entire area from time to time known as Change Avenue, however bounded and described.

#### FANEUIL HALL SQUARE

A certain parcel of land situated in Boston, Massachusetts, being part of Faneuil Hall Square as shown on the aforementioned Plan, bounded and described as follows:

Beginning at the southeasterly corner of said parcel where it adjoins the property shown as 7 Faneuil Hall Square on said Plan and running S82-34-41W by said 7 Faneuil Hall Square a distance of 31.14 feet to an angle; thence turning and running S82-25-40W by the property shown as 10 Faneuil Hall Square on said Plan a distance of 19.08 feet to an angle; thence turning and running by Corn Ct. Public S82-08-40W a distance of 22.03 feet to an angle; thence turning and running S82-21-05W by land of said Trustee a distance of 20.25 feet to an angle; thence turning and running N89-56-20W by land of said Trustee and by Change Avenue a distance of 13.18 feet to an angle; thence turning and running N82-27-55W by land of said Trustee a distance of 0.93 feet to an angle; thence turning and running N82-24-06E by the remaining portion of Faneuil Hall Square a distance of 106.32 feet to an angle; thence turning and running S10-43-40E by the remaining portion of Faneuil Hall Square a distance of 2.00 feet to the point of beginning, being the parcel on said Plan shown as containing 195 square feet.



### OTHER PARCELS

Any and all rights of persons other than Bertram A. Druker, Trustee as aforesaid, The First National Bank of Boston, Paul F. Hellmuth and Gerald W. Blakeley, Jr., Trustees of Cabot, Cabot & Forbes Co., and Paul F. Hellmuth, Gerald W. Blakeley, Jr., and John M. Hines, Trustees of 60 State Street Trust in and to the following three parcels of land shown on the Plan:

#### PARCEL 1:

A triangular parcel of land at the northeast corner of the property formerly known as 60 State Street more particularly bounded and described as follows:

Beginning at the Northerly most part of said parcel where it intersects with Corn Ct. Private and running S39-03-09E by Corn Ct. Private a distance of 45.36 feet to an angle; thence turning and running by said Corn Ct. Private S87-47-12W a distance of 22.24 feet to an angle; thence turning and running N09-59-13W by remaining portions of said 60 State Street a distance of 36.71 feet to the point of beginning, being substantially the same parcel as the triangular parcel on said Plan shown as containing 404 square feet.

#### PARCEL 2:

A rectangular parcel of land lying northerly of the property formerly known as 70 State Street and bounded and described as follows:

Beginning at the Southeasterly corner of said Parcel where it adjoins the rear of said 70 State Street and running S83-22-26W by other land of said Trustee a distance of 4.83 feet to an angle; thence turning and running N09-44-34W by other land of said Trustee a distance of 25.02 feet to an angle; thence turning and running N83-10-33E by a passageway shown on said Plan a distance of 4.91 feet to an angle; thence turning and running S08-52-18E by said passageway a distance of 25.03 feet to the point of beginning.

#### PARCEL 3:

A parcel of land within the passageway between the properties known as 70 and 74 State Street, bounded and described as follows:



Beginning in the southeasterly corner of said parcel where it intersects with State Street and running S78-29-12W by said State Street a distance of 4.10 feet to an angle; thence turning and running N11-32-26W by other land of said Trustee a distance of 36.96 feet to an angle; thence turning and running N06-39-01 W by other land of said Trustee a distance of 12.84 feet to an angle; thence turning and running N80-55-44E by a passageway shown on said Plan a distance of 4.03 feet to an angle; thence turning and running S06-35-40E by said passageway a distance of 12.72 feet to an angle; thence continuing S11-39-14E by said passageway a distance of 36.92 feet to the point of beginning.

Meaning and intending to include any and all rights of all persons other than said Trustee of Fifty State Street Trust, The First National Bank of Boston, said Trustees of Cabot, Cabot & Forbes Co. and said Trustees of 60 State Street Trust in and to the land in Boston (Suffolk County), Massachusetts, bounded and described as follows:

Beginning at the southeasterly corner of the intersection of the easterly sideline of Congress Street and the southerly sideline of Faneuil Hall Square and running S82-27-55E by Faneuil Hall Square a distance of 112.53 feet to an angle;

thence turning and running N82-24-06E by Faneuil Hall Square a distance of 106.32 feet to an angle;

thence turning and running S10-43-40E by Faneuil Hall Square a distance of 2.00 feet to the corner of the 5-story brick building known as No. 6 Faneuil Hall Square, now or formerly of Charles G. Crones;

thence running S10-43-40E by the westerly face of the said 5-story brick building a distance of 67.27 feet to an angle;

thence turning and running N79-40-00E by said land of Crones a distance of 61.81 feet to a point on the westerly sideline of Merchants Row, subject to the existing southerly face of the building at numbers 28-36 Merchants Row as shown on sketch "C" of said Plan;

thence turning and running S23-15-42E by the said westerly line of Merchants Row a distance of 30.42 feet to an angle;

thence running S23-16-57E by said line of Merchants Row a distance of 17.50 feet to an angle;



thence turning and running S83-31-29W by land now or formerly of Nathan R. Miller Properties, Ltd. -5th ("Miller") a distance of 73.22 feet to an angle;

thence turning and running N06-57-30W by said land of Miller a distance of 8.50 feet to an angle;

thence turning and running S88-41-40W by said land of Miller a distance of 30.30 feet to an angle;

thence turning and running S10-24-24E by said land of Miller a distance of 32.40 feet to an angle;

thence running S10-51-43E by a passageway shown on said land a distance of 21.61 feet to an angle;

thence turning and running N83-10-33E by said passageway a distance of 4.91 feet to an angle;

thence turning and running S08-52-18E by said passageway a distance of 25.03 feet to an angle;

thence turning and running N83-22-26E by said passageway a distance of 31.47 feet to an angle;

thence turning and running S06-39-02E by said passageway a distance of 20.89 feet to an angle;

thence turning and running N80-55-44E by said passageway a distance of 4.03 feet to an angle;

thence turning and running S06-35-40E by said passageway a distance of 12.72 feet to an angle;

thence running S11-39-14E by said passageway a distance of 36.92 feet to a point, said point being on the northerly sideline of State Street;

thence turning and running S78-29-12W by said northerly sideline of State Street a distance of 4.10 feet to an angle;

thence running S78-46-35W by State Street 33.51 feet to an angle;

thence turning and running S78-46-38W by State Street a distance of 83.49 feet to an angle;

thence running S78-45-36W by State Street a distance of 76.04 feet to an angle;

thence running S78-48-57 W by State Street a distance of 15.84 feet to a point on the intersection of sidelines of State and Congress Streets;

thence turning and running N12-11-09W by the easterly sideline of Congress Street a distance of 292.92 feet to the point of beginning.

The above described parcel contains 56,331 square feet (1.293 acres) as shown on the Plan.



ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

GOVERNMENT CENTER PROJECT AREA

AND

DOWNTOWN WATERFRONT-FANEUIL HALL PROJECT AREA

AWARD OF DAMAGES

No Awards are made with this Order of Taking.